



SPRING 2022

OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE
WITH YOU FOR LIFE



OVERVIEW

OVERVIEW	LAST QUARTER	Q1 2022	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	4,028	4,058	+62%	+29%
AVG DAYS ON MKT	13	17	-12%	+28%
AVERAGE PRICE	\$295,258	\$296,634	+9%	0%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q1 2022	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$173,156	\$126,275	-23%	-27%
3 BEDROOM	\$243,547	\$253,148	+9%	+4%
4+ BEDROOM	\$413,070	\$409,925	11%	-1%

“ History suggests that when rates rise, there is an initial bump in home prices as many move quickly to buy a home before rates increase further. But after that period, home prices slow. Freddie Mac analysis shows that a 1% increase in mortgage rates results in home price appreciation that is 4 percentage points lower. For instance, a 1% increase in mortgage rates would change home price growth from 11% to 7%. ”

- Freddie Mac



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	17	4	3	\$260,735	\$222
ANNUAL CHANGE	-32%	+100%	-40%	+21%	+21%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	158	59	17	\$285,070	\$185
ANNUAL CHANGE	+1.9%	+37%	-43%	+9%	+11%



BENNINGTON

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

134

59

16

\$382,626

\$218

ANNUAL CHANGE

-0.7%

-16%

-53%

+24%

+20%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	152	23	11	\$192,671	\$156
ANNUAL CHANGE	+24%	+10%	-8%	+14%	+11%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	51	18	20	\$217,087	\$164
ANNUAL CHANGE	-26%	-44%	-47%	-5%	+8%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	26	15	19	\$387,592	\$189
ANNUAL CHANGE	+30%	-25%	-60%	0.5%	-5%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	236	129	20	\$495,632	\$235
ANNUAL CHANGE	0%	+16%	0%	+14%	+13%



GREटना

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	64	43	23	\$435,920	\$235
ANNUAL CHANGE	+14%	+54%	-18%	+8%	+19%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	36	5	9	\$254,887	\$196
ANNUAL CHANGE	-12%	0%	+80%	+10%	+11%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	70	18	23	\$236,725	\$185
ANNUAL CHANGE	-7%	-51%	-28%	+15%	+19%



MILLARD NORTH		SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
		81	8	9	\$319,641	\$188
ANNUAL CHANGE		-15%	-50%	+13%	+9%	+17%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	121	16	4	\$272,153	\$187
ANNUAL CHANGE	+6%	+33%	-50%	+15%	+13%



MILLARD WEST

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

116

22

6

\$389,590

\$203

ANNUAL CHANGE

-6%

-46%

-57%

+21%

+16%



NORTH OMAHA

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

131

37

16

\$154,849

\$126

ANNUAL CHANGE

-3%

-21%

-16%

+15%

+11%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	175	94	19	\$412,186	\$218
ANNUAL CHANGE	-6%	+54%	-24%	+18%	+19%



RALSTON

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

11

3

2

\$224,482

\$197

ANNUAL CHANGE

-21%

+200%

-71%

+11%

+15%



SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	192	28	11	\$181,396	\$156
ANNUAL CHANGE	-3%	-13%	+10%	+12%	+7%



WEST/NORTHWEST		SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
		402	64	7	\$276,439	\$189
ANNUAL CHANGE		-3%	-6%	-36%	+11%	+12%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	95	14	11	\$365,198	\$210
ANNUAL CHANGE	+46%	0%	-42%	+15%	+20%